

3/2/09 - Monday, March 2, 2009

**EAU CLAIRE
LANDMARKS COMMISSION**

Meeting of March 2, 2009

Members Present: Jenny Ebert, Ken Ziehr, Katrinka Bourne, Ken Fulgione, Bob Von Haden, John Mann, Sue Nelson

Members Absent: None

Minutes. The minutes of the January 5, 2009 meeting were approved as written.

1. Public Hearing and Consideration of Landmark Designation of 133 Lake Street Pursuant to Chapter 2.65.

The Commission held a public hearing to consider the landmark designation of 133 Lake Street as a local landmark pursuant to Chapter 2.65 of the City Code. The property known as the Emma and Benjamin Stephanson House was constructed in 1930. It is a one-story, Tudor-style bungalow structure and is a unique example of a small workman™s home.

The house has a steep 6/12 gable roof, imposing brick chimney, casement windows, arched entrance, and the detail of the circular divided glass light in the main entrance door are clear design elements from the Tudor bungalow period. The house has a slate roof, which is original.

Emma and Benjamin built the house in 1930 and lived there until 1970. The current owners, Analisa and Jeff DeGrave purchased the house in 2005.

The house is located within the Historic Randall Park Neighborhood. Designation of the property as a local landmark would be consistent with the Comprehensive Plan and neighborhood plan. The property is located in the vicinity of the Eau Claire County Courthouse, but not within the proposed courthouse campus boundary shown in the Comprehensive Plan or neighborhood plan.

Analisa and Jeff DeGrave, owners of the property were present at the meeting supporting the designation. Mr. and Mrs. DeGrave indicated that the interior of the house has most of the original woodwork and fixtures. Updates of such items as plumbing, electrical and heating have been completed.

The Commission discussed the nomination noting that they felt that the house is important for its architecture. The Commission thanked Mr. and Mrs. DeGrave for their interest in preserving the property.

ACTION TAKEN: Sue Nelson moved to designate 133 Lake Street as a local landmark pursuant to Chapter 2.65 finding that the property is significant as it represents a distinguishing example of an architectural type that is inherently valuable within the City. John Mann seconded the motion. All votes were in favor. Motion carried.

2. Consideration of an Application for Certificate of Appropriateness.

A. 1705 Park Avenue. The Commission reviewed an application for Certificate of Appropriateness for 1705 Park Avenue, to replace the front dormer roofs with galvanized metal or copper (same for rear dormer roof), replace the main roof from composite shingles to slate, and replace sunroom, patio, portico, and mudroom galvanized roofs with galvanized metal or copper. Work would also include refurbishing the screen windows, French doors, and regular doors and install screens in portico area. The property is the James Wickham House that was recently designated as a local landmark by the Commission. It is also located within the Park Company National Register District.

Patrick Kurtenbach, the owner of the property was present at the meeting and discussed the proposed work. Mr. Kurtenbach indicated that he had received approval of the work from the Wisconsin Historical Society, as he would be using the tax credit program to assist in completing the restoration work.

The Commission complimented Mr. Kurtenbach on his interest in restoring such an important landmark property.

ACTION TAKEN: Ken Ziehr moved to approve the Certificate of Appropriateness for 1705 Park Avenue. Katrina Bourne seconded the motion. All votes were in favor. Motion carried.

3. Discussion and Consideration of Commission Goals for 2009.

The Commission continued their discussion regarding their proposed goals and projects for 2009. The Commission discussed possible Preservation Week activities. Jenny Ebert suggested working with the Leader Telegram in publishing a series of articles about the WPA projects completed in Eau Claire in the 1930s. Jenny stated that she would contact the Leader Telegram to see if the newspaper would be interested in the>

The Commission suggested that the Historic Preservation Foundation (HPF) should be contacted to determine whether they may be interested in coordinating a preservation week activity. Patrick Kurtenbach was present at the meeting and noted that he was on the Board of Directors for the HPF. He stated that the Board would be meeting within a few days and that they would discuss the issue.

The Commission also suggested that the Commission work with the HFP in recognizing good examples of restoration work in the community (item #10).

Ken Fulgione suggested adding a project to the list where the Commission would study the feasibility of developing a secondary plaque program for landmark district property owners that are not pivotal properties with the respective districts. At the present time, only pivotal properties within the local landmark districts receive the yard plaques.

ACTION TAKEN: John Mann moved to approve the 2009 goals and projects listing for the Commission with the addition of the study of a secondary plaque program. Ken Ziehr seconded the motion. All votes were in favor. Motion carried.

4. Update on Landmark Activities and Properties.

A. Discussion of 602 Water Street. The Commission continued their discussion regarding some exterior changes that had been made to 602 Water Street (Ottawa House.) This is a commercial building and the front windows have been covered with wood. At the previous meeting, Ken Ziehr, Katrina Bourne, and John Mann volunteered to serve on the subcommittee and meet with the owner to discuss the issue, however, the group was not able to arrange a meeting. Mr. Charles Vanden Breul, owner of the building was present at the meeting and noted his interest in preserving the building. He welcomed working with the Commission and the subcommittee.

B. Discussion of Status of Third Ward Historic Landmark District. The Commission continued their discussion regarding the status of the Third Ward Historic Landmark District and the properties that had opted out of the district in 1992. Ken Fulgione indicated that he had met with two of the three property owners located on the east side of Farwell Street, but was unable to meet with the final property owner. He indicated that he would try to talk with this person before the April meeting of the Commission.

C. 2009 CLG Grant. Pat Ivory informed the Commission that the City had received preliminary approval of their 2009 CLG grant application. The Commission had applied for \$20,000 and the preliminary notification indicated approval of a grant for \$18,000. Pat noted that a grant agreement would be forwarded to the City from the State Historical Society within the next six to eight weeks.

There being no further business to come before the Commission, the meeting was adjourned at 5:45 p.m.